



IO TRESCOTHICK CL  
KEYNSHAM  
BRISTOL  
BS31 2BD  
£325,000



**A truly deceptive three bedroom maisonette, with spacious accommodation spanning two floors. Presented to an excellent decorative standard, this wonderful home offers an impressive list of benefits including its own private terraced garden.**

Positioned to the rear of this popular development, the property enjoys uninterrupted views of the surrounding countryside. With only one other similar property found beyond number 10, an element of privacy and seclusion is afforded, none more so than from the private, enclosed garden.

Internally the property is accessed via its own private door from the outside with no communal hallways or shared areas. A entrance lobby provides access to the ground floor cloakroom and to the main reception room. The cloakroom is the first of three bathroom facilities all of which comprise modern white suites. The living room is bathed in natural light, benefitting dual aspect windows and French doors. The doors provide access out onto the garden, whilst double doors with glazed inserts lead through to the kitchen / diner. The kitchen is of a proportion that allows for a dining table to sit comfortably in the rooms, with the kitchen itself comprising numerous built in wall and base units.

Stairs from the living room lead to the first floor landing, where a useful storage cupboard can be found and with access to all three bedroom and the main family bathroom. All three bedrooms are useable bedrooms, two double in size and the third being a lovely single bedroom. The principle bedroom is positioned to the rear of the development with views of the countryside via its dual aspect windows. Furthermore the principle bedroom suite includes an en-suite shower room.

In addition to the private garden, a large lawned communal garden is available to use, whilst parking can be found via an allocated space with numerous visitor spaces also available. The property is double glazed and gas central heated.

Trescothick Close is a small development, positioned to the outskirts of Keynsham with good public transport links via the nearby bus stop and train station which is only a moments walk away. Keynsham bustling High Street, which offers numerous cafes, restaurants and shops can all be enjoyed via a short walk.





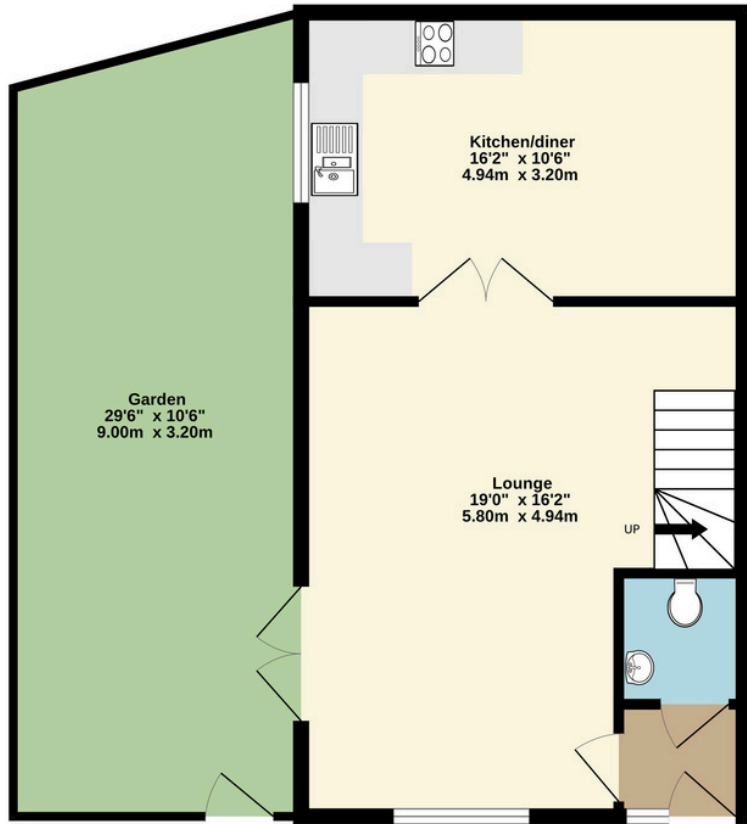




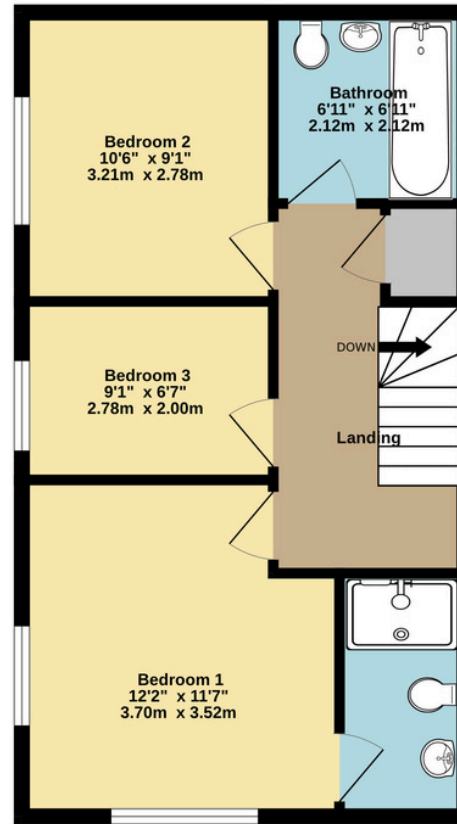




Ground Floor  
479 sq.ft. (44.5 sq.m.) approx.



1st Floor  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy performance certificate (EPC)

10 Tressothick Close Keynasham BRISTOL BS31 2SD	Energy rating <b>C</b>	Valid until: 28 November 2035 Certificate number: 9380-2528-6590-2025-3775
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Property type	Ground-floor maisonette
Total floor area	89 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

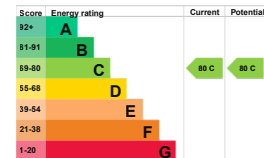
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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